



Dear Ms. Wilson,

I've read through the dossier from the owner of the apartment on rue Lamblardie in the 12th.

The documents are attached.

Here is a recap of the most important points:

This unit represents 386/10 000èmes = 3.8% of building

So for every €1000 spent on repairs, etc., owner of this flat pays €38.60

For a big-ticket item like a ravalement that costs €100 000, the owner of this flat would pay €3 860

Results of diagnostics (inspection reports):

1. Official measurement is 51.71m² Loi Carrez (total floor surface is 52.29m²)
2. Energy consumption is E—could be better with more efficient radiators.
3. Greenhouse gas emissions is D—could be better.
4. The electricity is not entirely up to code, some work needs to be done.
5. There is lead paint in some places but it is not accessible – it is under another coat of paint and therefore does not pose any imminent risk. Should the paint start flaking and the lead paint underneath exposed, that would be a separate problem requiring attention.
6. No asbestos detected
7. No termites detected

Minutes of the annual board meeting of the copropriété (Procès verbaux des Assemblées Générales)

FYI: the **syndic** is the building management that handles these meetings and attends to the needs of the building and its maintenance.

The **Conseil Syndical** is the board—a group of co-owners who are elected by the rest of the copropriété to manage issues that arise and liaise with the syndic.

2015:

#4: Updating the elevator to mandatory municipal code

#4a: Update on situation of the gardien, who was fired for not doing his job. Building lawyer has obtained judgment from tribunal expelling gardien and instructing him to pay back €5000 plus legal fees incurred.

#5: Redoing electricity of gardien's lodging

#12: Constituting a fund for the maintenance of the common areas, short of a full renovation

#13: Replacing the individual hot and cold water meters by new digital models that can be read with a handheld device. Not approved, current system to be examined

#15: Decision to replace main building pipe of used water (eaux usées, from sinks, baths & showers) either in its entirety or just in the 3 places where it is leaky.

#16: Copro decides to replace only leaky parts

2016:

#4: One section of building pipe has been replaced.

#14: Copropriétaire wants to join two units: her flat plus the attic above it, which she owns.

#15: Her plan is rejected by the copropriété.

#16: Hot water pipes to be replaced by copper

#17: Two other leaky portions of main building water pipe for used water will be replaced.

2017:

#5: Replacement of hot water pipes, work estimate is approved.

#15: Does the copro want to have a building wide diagnostic technique performed? No

#16: Building is wired with fiber-optic cable

Addendum written by Conseil Syndical on the state of the building:

-- Need to change cleaning service, they are not doing a great job

-- Hanging cables and wires must be stored properly with. Tenants must be reminded that they are not allowed to mess with cables.

-- Building is mostly tenants and they must be reminded of the code of conduct regarding noise, parties, and correct depositing of trash in the right bins, and if moving, using the *service des encombrants* of the Mairie de Paris, not just leaving furniture in front of the building or on the sidewalk.

-- Old gardien still owes €5K

-- The south-west facing façade needs attention, repairs may be made by a service that rappels (abseils) down from roof instead of paying for a full ravalement which necessitates building scaffolding.

My impressions:

Daumesnil is a very good area. This is a beautiful building from 1925, you can see elements of Art Nouveau in the floral motifs.

Proximity to the Coulée Verte is a plus.

Still, the asking price is too high-- it should be more around €470

The building, despite the fact that there are many tenants, has a board (conseil syndical) which is very pro-active and committed to having the building clean and well-maintained.

Concerning heat/hot water: I would replace the electric heaters with new units that generate radiant heat by circulating hot oil inside.

The hot water seems to be central.

As far as the construction and noise across the street that will last a year or so: this is an argument for lowering the price, of course.

Let me know if you have any questions, or if you are interested in pursuing this property, in which case I can advise you on a negotiation strategy.

Best,
Malindi Pender

